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INCORPORATED

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College Station, Texas 77840  
Phone: 979/266-2835  
Fax: 979/266-8224  
www.arkitex.com

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF CHARLES N. BURR, THE ARCHITECT OF RECORD, REGISTRATION NUMBER 1404 ON 31 MARCH 2006, AND MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 1.03(d) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO ARCHITECT MAY MAKE ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

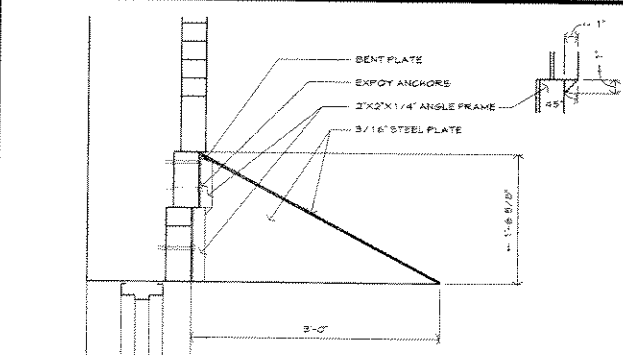
RENOVATIONS TO THE  
**ASTIN BUILDING**  
100 MAIN STREET  
BRYAN, TEXAS

REVISIONS:	
NUMBER	DATE
1	3/30/05
2	4/21/05
3	1/17/05
4	2/15/06
5	3/28/06

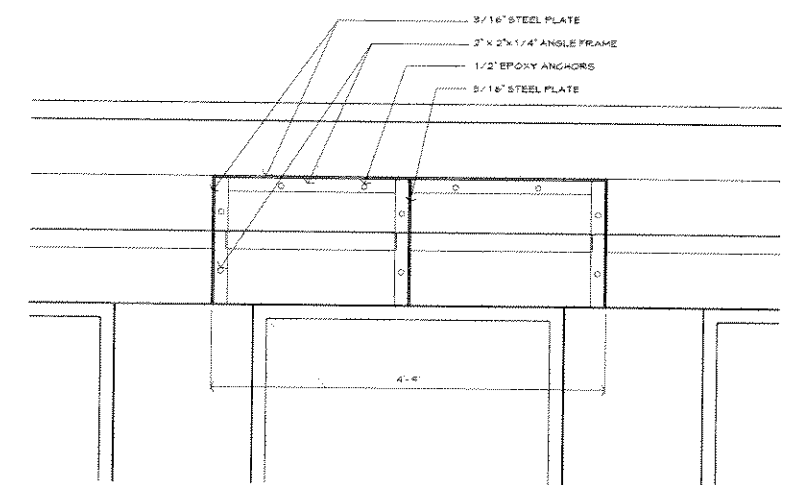
PROJ. NO. 0439  
DATE MAR 2005

**A3.3**  
EXTERIOR  
PACKAGE

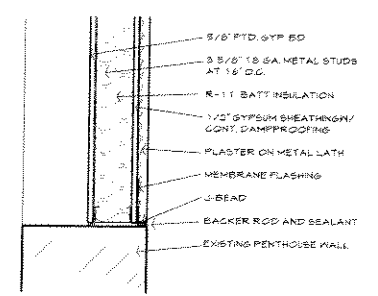
5406-01



**5 CANOPY SECTION**  
SCALE: 1" = 1'-0"  
REF: 1/A3.B

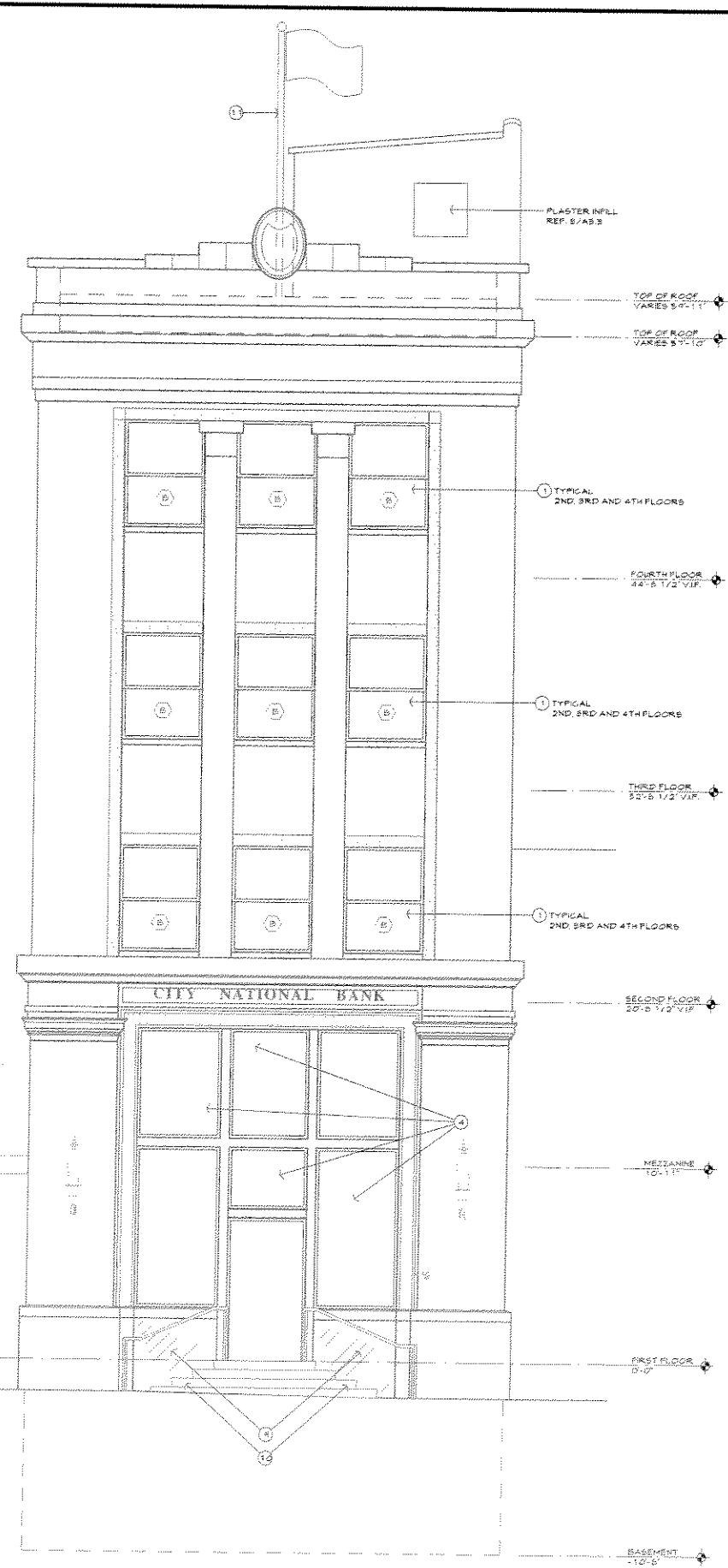


**4 PARTIAL ELEVATION**  
SCALE: 1" = 1'-0"  
REF: 1/A3.B

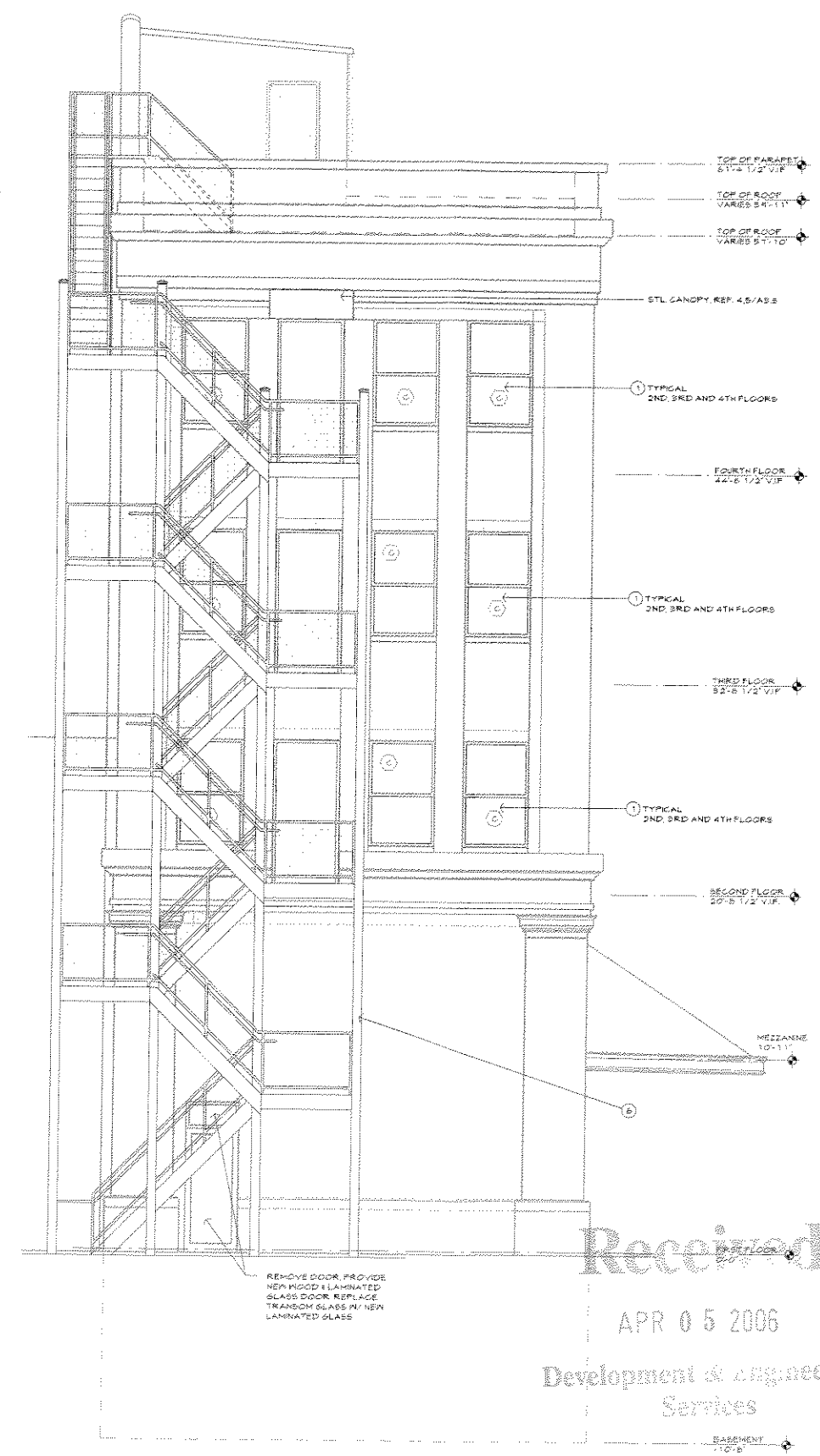


**3 PLASTER INFILL SECTION**  
SCALE: 3/4" = 1'-0"  
REF: 2/A3.B

- GENERAL NOTES - NEW WORK ON ELEVATIONS**
- CLEAN, PREP, AND PAINT ALL HOOD WINDOW TRIM. COLOR TO BE SELECTED.
  - CLEAN, PREP, AND PAINT STEEL ANGLES ABOVE ALL WINDOWS. TYP. COLOR TO BE SELECTED.
- KEY NOTES - NEW WORK ON ELEVATIONS**
- INSTALL NEW WINDOWS ON 2ND, 3RD, AND 4TH FLOORS. REF: 1/A4.1 FOR WINDOW SCHEDULE, ELEVATIONS, AND DETAILS.
  - NEW WINDOW UNIT. REF: 1/A4.1
  - REPLACE WINDOW SASH. REF: 1/A4.1 FOR WINDOW SCHEDULE, ELEVATIONS, AND DETAILS.
  - NEW HOOD WINDOW AND DOOR UNIT. REF: 1/A4.1 FOR WINDOW SCHEDULE, ELEVATIONS, AND DETAILS.
  - INSTALL SALVAGED Limestone AND BRICK AT ENTRY. REF: \_\_\_\_\_ FOR DETAILS.
  - PROVIDE NEW STAIRWAY. REF: A4.2 FOR ENLARGED PLANS, SECTIONS, DETAILS.
  - PROVIDE NEW LIGHT FIXTURE.
  - NEW RAMP, STEPS, AND RAILING. REF: 1, 3/A4.B
  - PLASTER INFILL. REF: 1, 2/A4.B
  - NEW HORIZONTAL STEPS AND RAILING. REF: 4/A4.B
  - 20'-0" HIGH ALUM. MALL MOUNTED FLAGPOLE. REF: 6/A4.B

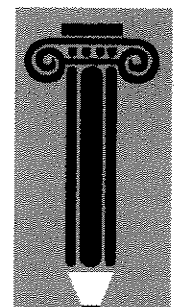


**2 NEW EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NEW WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

Received  
APR 05 2006  
Development & Engineering  
Services



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511 University Drive East Suite 201  
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THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF CHARLES N. BURNS (THE ARCHITECT) ON 03/11/2006. THE ARCHITECT HAS REVIEWED THIS ELECTRONIC DRAWING FILE AND HAS DETERMINED THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE ORIGINAL DRAWING. THE ARCHITECT HAS REVIEWED THIS ELECTRONIC DRAWING FILE AND HAS DETERMINED THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE ORIGINAL DRAWING. THE ARCHITECT HAS REVIEWED THIS ELECTRONIC DRAWING FILE AND HAS DETERMINED THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE ORIGINAL DRAWING.

RENOVATIONS TO THE  
**ASTIN BUILDING**  
100 MAIN STREET  
BRYAN, TEXAS

REVISIONS

NUMBER	DATE
1	3/30/05
2	4/21/05
3	11/1/05
4	2/15/06
5	3/28/06

PROJ. NO. 0439  
DATE MAR 2005

**A3.4**  
EXTERIOR  
PACKAGE

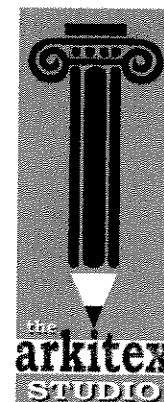
5006-01



REFER TO DRAWING A3.3 FOR KEY AND GENERAL NOTES

**NEW SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



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THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF CHARLES N. BURK (THE ARCHITECT) TO THE ARCHITECT'S REGISTRATION NUMBER 1040 ON 3/11/05. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 103.01 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE. EXAMINERS OF ARCHITECTS MAY MAKE ANY MODIFICATION TO THE ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

RENOVATIONS TO THE  
**ASTIN BUILDING**  
100 MAIN STREET  
BRYAN, TEXAS

REVISIONS:

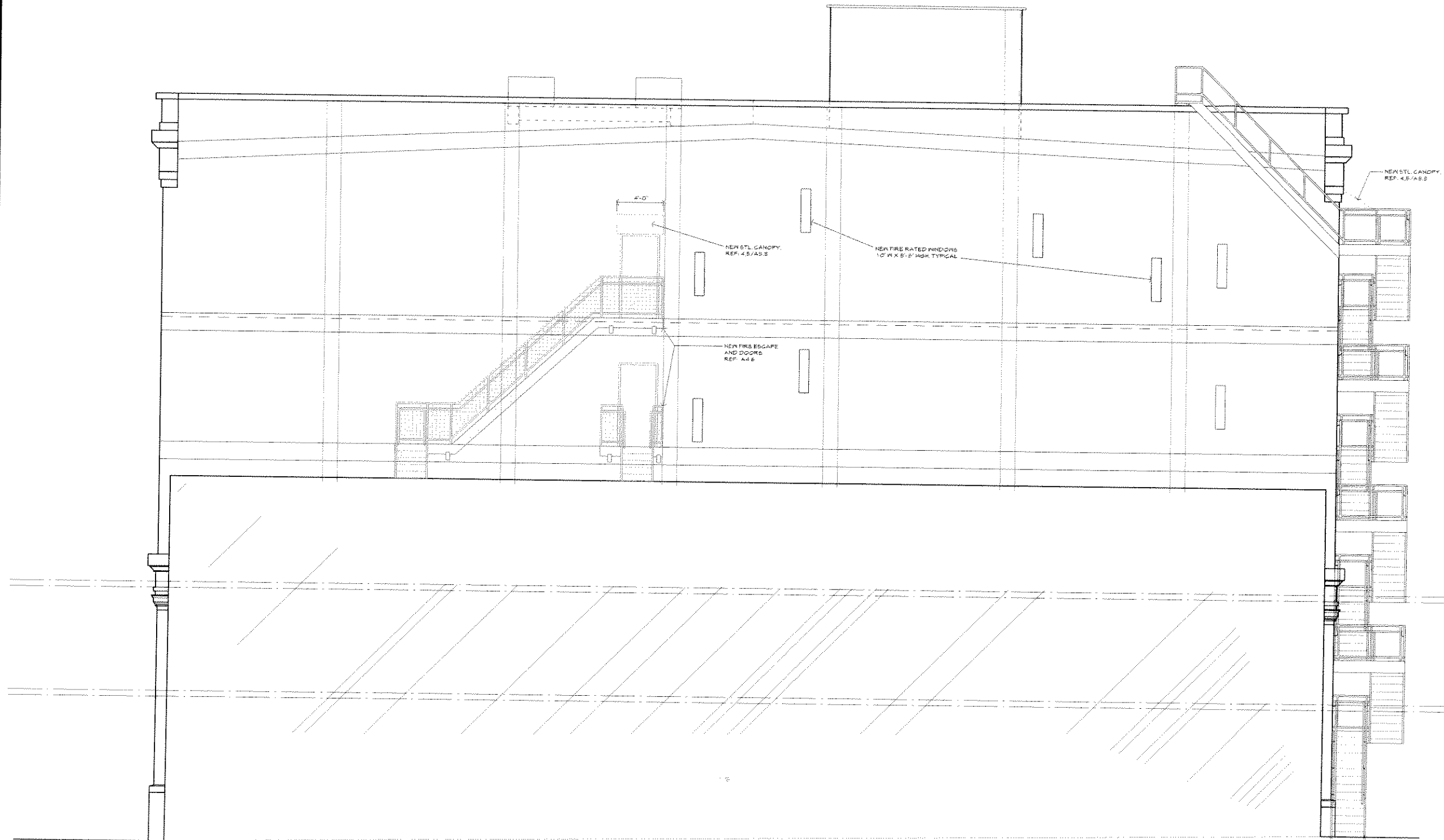
NUMBER	DATE
1	07/11/05
2	11/23/05

PROJ. NO. 0439  
DATE MAR 2005

**A3.5**  
EXTERIOR  
PACKAGE

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

10-0005







- CURRENT/FORMER LANDOWNERS  
LOTS 1-5, 9-10 AND 15' LOT 8  
AND PORTION OF ALLEY  
ATTIQ KAHN  
5668/249
- 1/2 LOT 7 & 35' LOT 8  
MRS. JOSEPHINE CATALINA  
175/152
- LOT 6 AND 1/2 LOT 7  
SOFIA TRIVINO GATES (BY WILL)  
FORMERLY: RICHARD ZAMORANO AND PAULINE B. ZAMORANO  
300/133

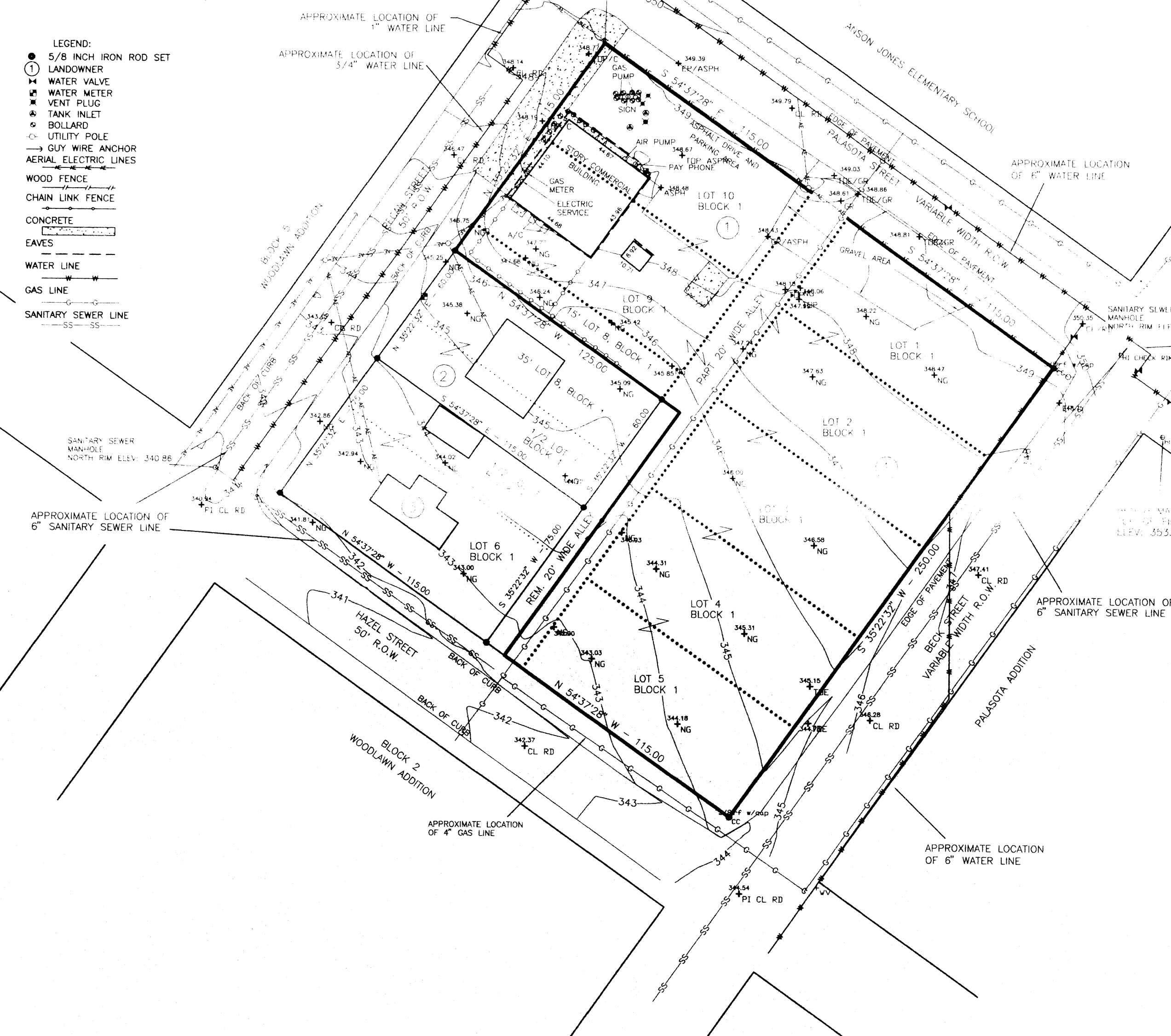
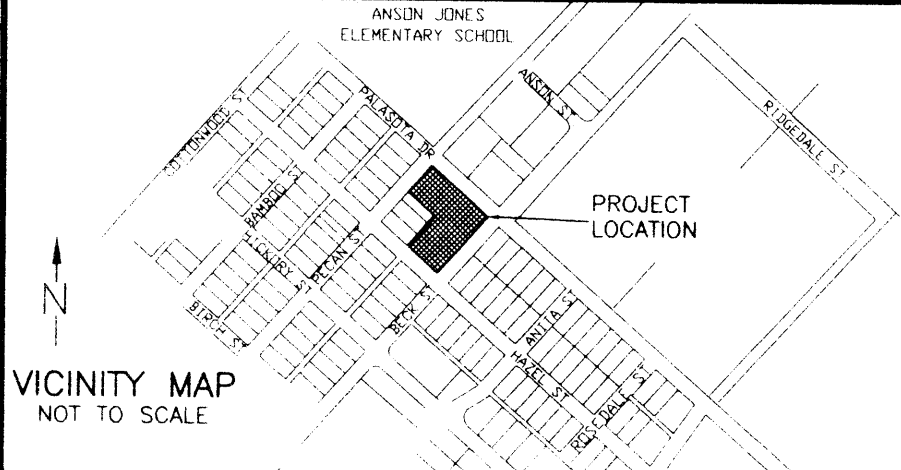
- LEGEND:  
5/8 INCH IRON ROD SET  
LANDOWNER  
WATER VALVE  
WATER METER  
VENT PLUG  
TANK INLET  
BOLLARD  
UTILITY POLE  
GUY WIRE ANCHOR  
AERIAL ELECTRIC LINES  
WOOD FENCE  
CHAIN LINK FENCE  
CONCRETE  
EAVES  
WATER LINE  
GAS LINE  
SANITARY SEWER LINE

## ORIGINAL PLAT

## REPLAT

SCALE: 1" = 40'

40 0 40 80 120 Feet



STATE OF TEXAS  
COUNTY OF BRAZOS

### CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of \_\_\_\_\_, 2006, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

### CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Planning Administrator, City of Bryan

### APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, City of Bryan

### CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) \_\_\_\_\_, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1R, Block 1, Woodlawn Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

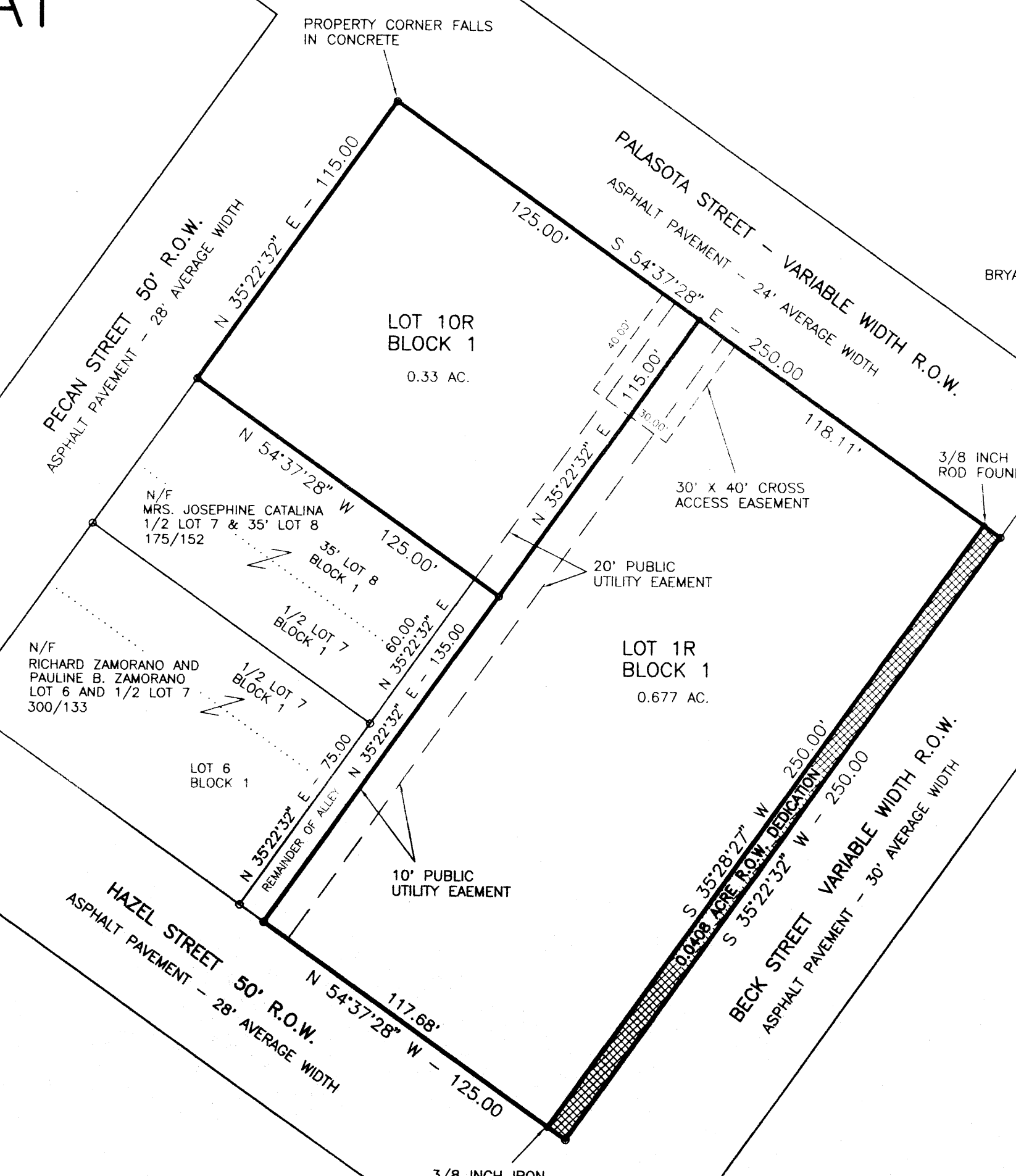
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public, Brazos County, Texas

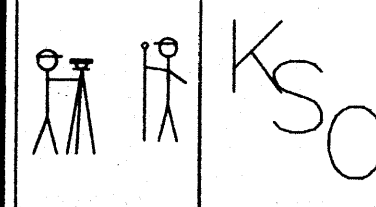


### GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON MAGNETIC NORTH AS ESTABLISHED IN THE FIELD.
2. BUILDING SETBACK LINES PER CITY OF BRYAN S.D.R.O.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, EFFECTIVE DATE: 07-02-1992.
4. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "PD-B".
6. THE REMAINDER OF THE ALLEY SHOWN FOR THIS REPLAT WILL BE RETAINED BY THE CITY OF BRYAN FOR A PUBLIC UTILITY EASEMENT.

## REPLAT

OF  
LOTS 1, 2, 3, 4, 5, 9, 10 AND  
15' OF LOT 8, AND A PORTION OF A  
20' ALLEY, BLOCK 1  
WOODLAWN ADDITION  
VOLUME 112, PAGE 515  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET  
SURVEY DATE: JAN. 2006  
PLAT DATE: 03-21-06

JOB NUMBER: 05-614  
CAD NAME: 05-614R  
CR5 FILE: 99-909 & 05-614(job)

PREPARED BY: KERR SURVEYING LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR:  
ATTIQ KAHN  
1409 PALASOTA, BRYAN, TEXAS 77803  
(979) 822-0168

Received

APR 03 2006

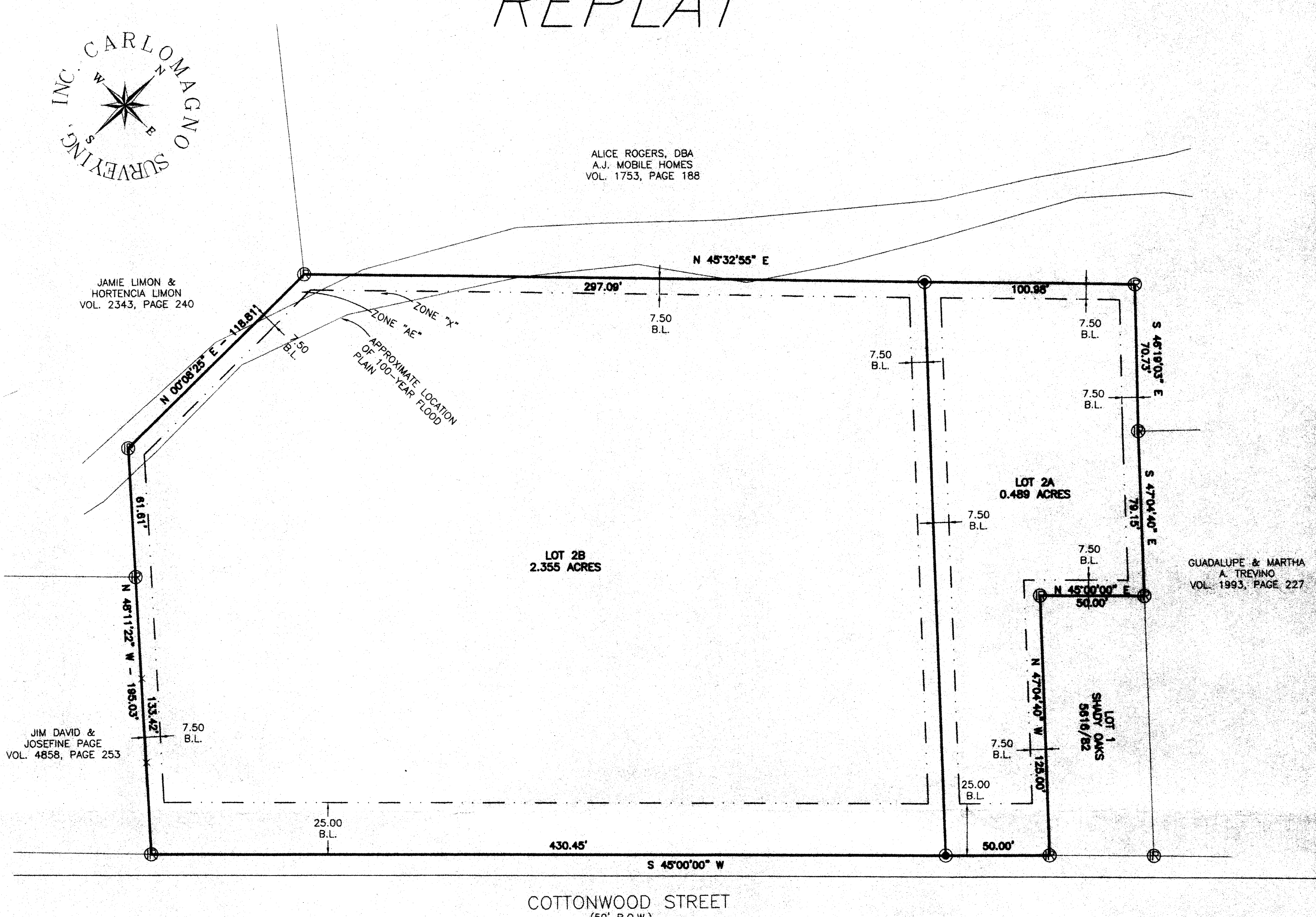
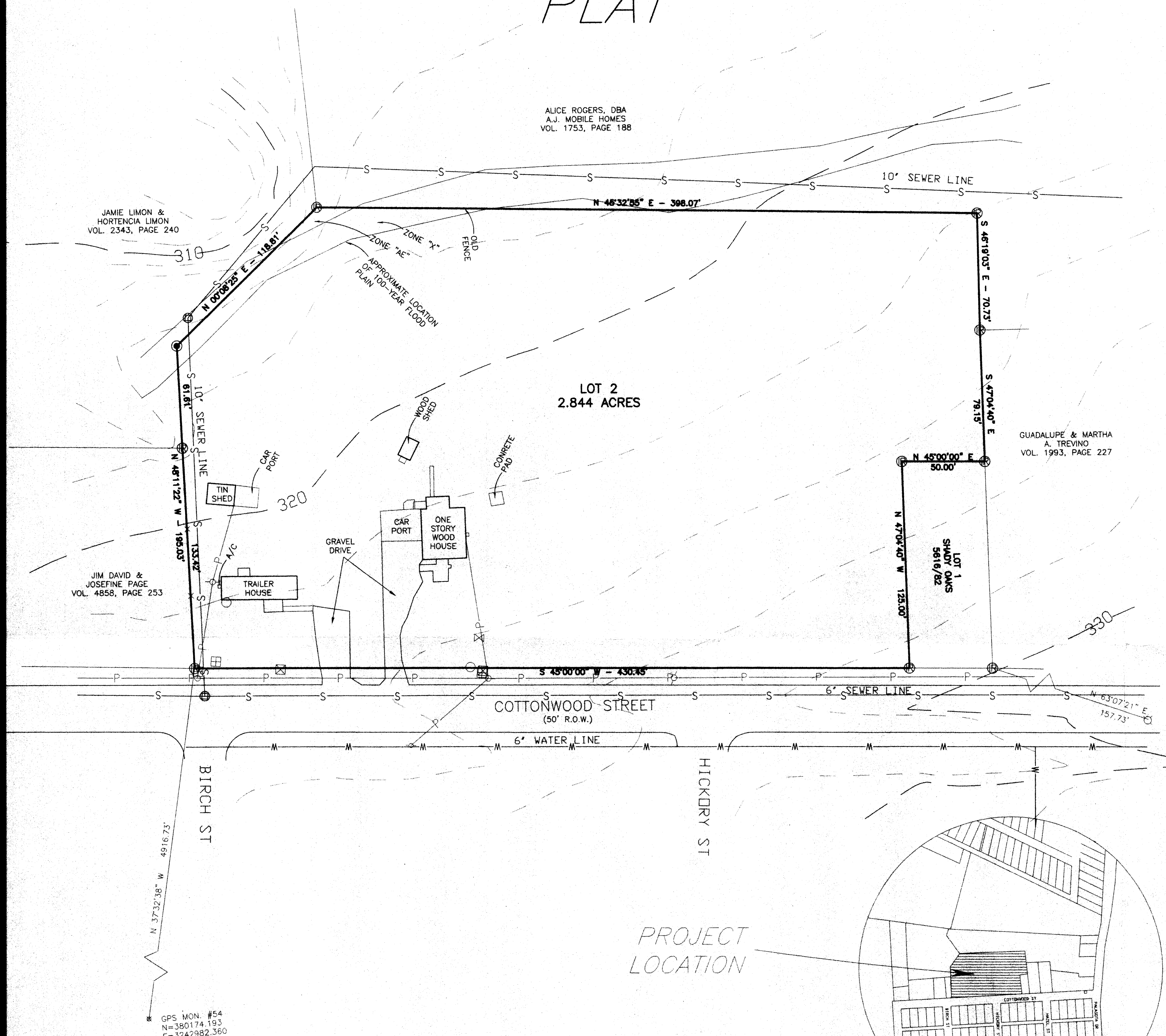
Development Services

RP06-05

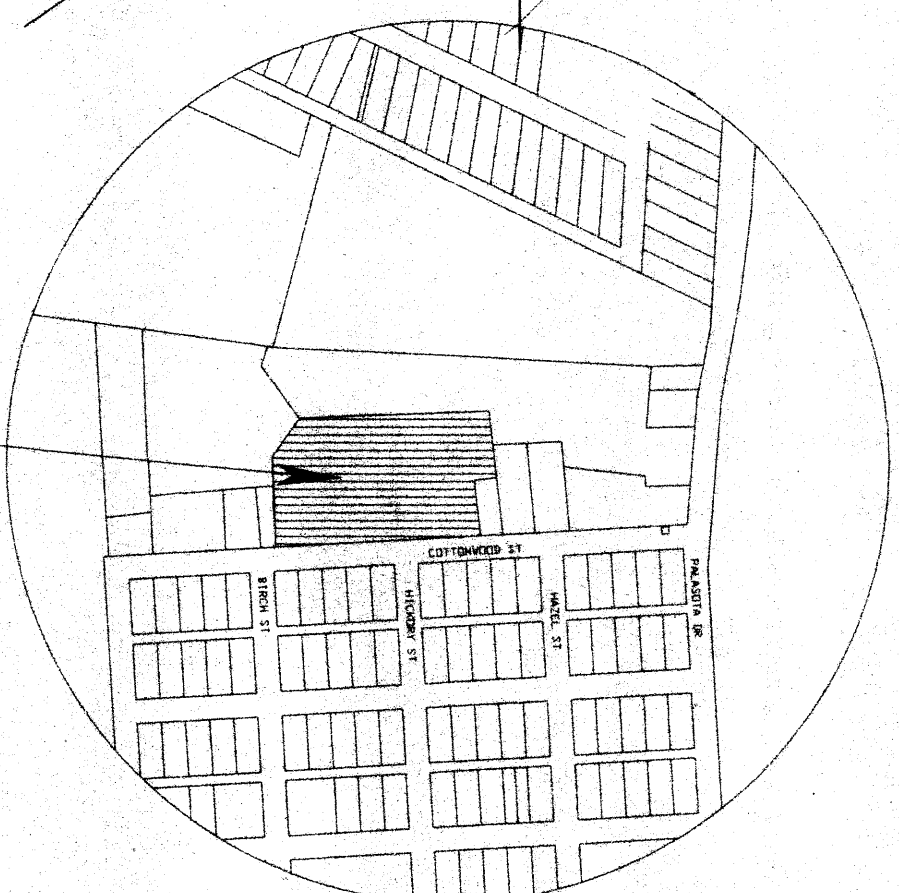


PLAT

REPLAT



PROJECT LOCATION



VICINITY MAP

NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

I, the undersigned, the Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

METES AND BOUNDS DESCRIPTION  
OF A 2.844 ACRES TRACT OF LAND  
STEPHEN F. AUSTIN LEAGUE NO. 9  
BRAZOS COUNTY, TEXAS

Being a tract of land containing 2.844 acres out of the Stephen F. Austin League No. 9, also being part of a same tract of land conveyed to Donald E. Schult and wife, Virginia A. Schult, as recorded in Volume 354, Page 109 of the Brazos County Deed Records (B.C.D.R.), also being all of Lot Two (2) of the Shady Oaks Subdivision in the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 5616, Page 82 of the Brazos County Official Records (B.C.O.R.), the 2.844 acre tract being more particularly described as follows:

BEGINNING at a 1/4" iron rod found for the south corner of this tract, also being a point along the northwest right-of-way line of Cottonwood Street, a 50' right-of-way, also being the east corner of the Jim David and Josephine Page tract of land as recorded in Volume 2856, Page 253 of the B.C.O.R.;

THENCE along the common line between this tract and the said Page tract, passing said Page tract and continuing along the common line between this tract and the James and Hortencia Limon tract of land as recorded in Volume 2343, Page 240 of the B.C.O.R., North 45°11'22" East, a distance of 196.03 feet to a 5/8" iron rod found for the east corner of this tract, also being a southeast interior corner of the said Limon tract;

THENCE along the common line between this tract and the said Limon tract, North 0°08'25" East, a distance of 118.81 feet to a 1/4" iron rod found for a northwest corner of this tract, also being the west corner of the said Limon tract, also being the south corner of the Alice Rogers, DBA tract of land as recorded in Volume 1753, Page 188 of the B.C.O.R.;

THENCE along the common line between this tract and the said Rogers tract the following coils and distances:  
North 45°32'55" East, a distance of 398.07 feet to a 3/4" iron rod found for the north corner of this tract;

South 46°19'03" East, a distance of 70.73 feet to a 1/2" iron rod found for an angle point of this tract, also being the southeast corner of the said Rogers tract, also being the west corner of the Guadalupe and Martha A. Trevino tract of land as recorded in Volume 1993, Page 227 of the B.C.O.R.;

THENCE along the common line between this tract and the said Trevino tract, South 47°04'40" East, a distance of 79.15 feet to a 1/2" iron rod found for a northeast interior corner of this tract, also being the north corner of Lot One (1) of the said Shady Oaks Subdivision;

THENCE along the common line between this tract and the said Lot 1, the following coils and distances:  
South 47°04'40" West, a distance of 50.00 feet to a 1/2" iron rod found for the northeast interior corner of this tract, also being the west corner of the said Lot 1;

South 47°04'40" East, a distance of 125.00 feet to a 1/2" iron rod found for the east corner of this tract, also being the south corner of the said Lot 1, also being a point along the said northwest right-of-way of Cottonwood Street;

THENCE along the said northwest right-of-way of Cottonwood Street, South 45°00'00" West, a distance of 430.45 feet to the PLACE OF BEGINNING containing or 2.844 acres.

LEGEND

- FOUND ROD
- 5/8" IRON ROD SET
- ~ POWER POLE
- POWER BOX
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT

40 0 40 80 120 Feet

**REPLAT OF  
SHADY OAKS SUBDIVISION  
LOT 2 into  
LOTS 2A & 2B  
2.844 TOTAL ACRES  
VOL. 5616, PAGE 82  
STEPHEN F. AUSTIN LEAGUE NO. 9  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 40' March 2006**



OWNER  
PATRICK BOON  
1704 COTTONWOOD  
BRYAN, TX 77803  
(979)778-9363

**CARLOMAGNO Surveying Inc.**  
2714 Finleather Road, Bryan, Texas 77801  
Phone (979)775-2675, Fax (979)775-4787, E-mail CS@CarlomagnoSurveying.com

DRAWN BY:  
A. WALLACE  
J. Bailey

DRAWING NO. 06125  
SHEET 1 OF 1

- NOTE:
- 1) ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED.
  - 2) A PORTION OF THIS TRACT IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041. PANEL MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
  - 3) THIS PROPERTY IS ZONED MU-1 MIXED USE RESIDENTIAL
  - 4) The bearing basis of this survey is the southeast line of the previous deed as recorded in Volume 354, Page 109, of the Official Records of Brazos County, said bearing being S 45°00'00" W
  - 5) DEVELOPMENT ON LOT 2B WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT AND AN ASSOCIATED ELEVATION CERTIFICATE CERTIFYING THAT THE PROPOSED MINIMUM FINISH FLOOR IS A MINIMUM OF 1 FT. ABOVE THE ADJACENT BASE FLOOD ELEVATION OR 318.0 FT.

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, the owner and developer of the land shown on this plat, being the tract or land as conveyed to me in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate to the use of the public for streets, alleys, parks, water courses, drains, easements and public places, shown hereon for the purposes identified.

Owner \_\_\_\_\_

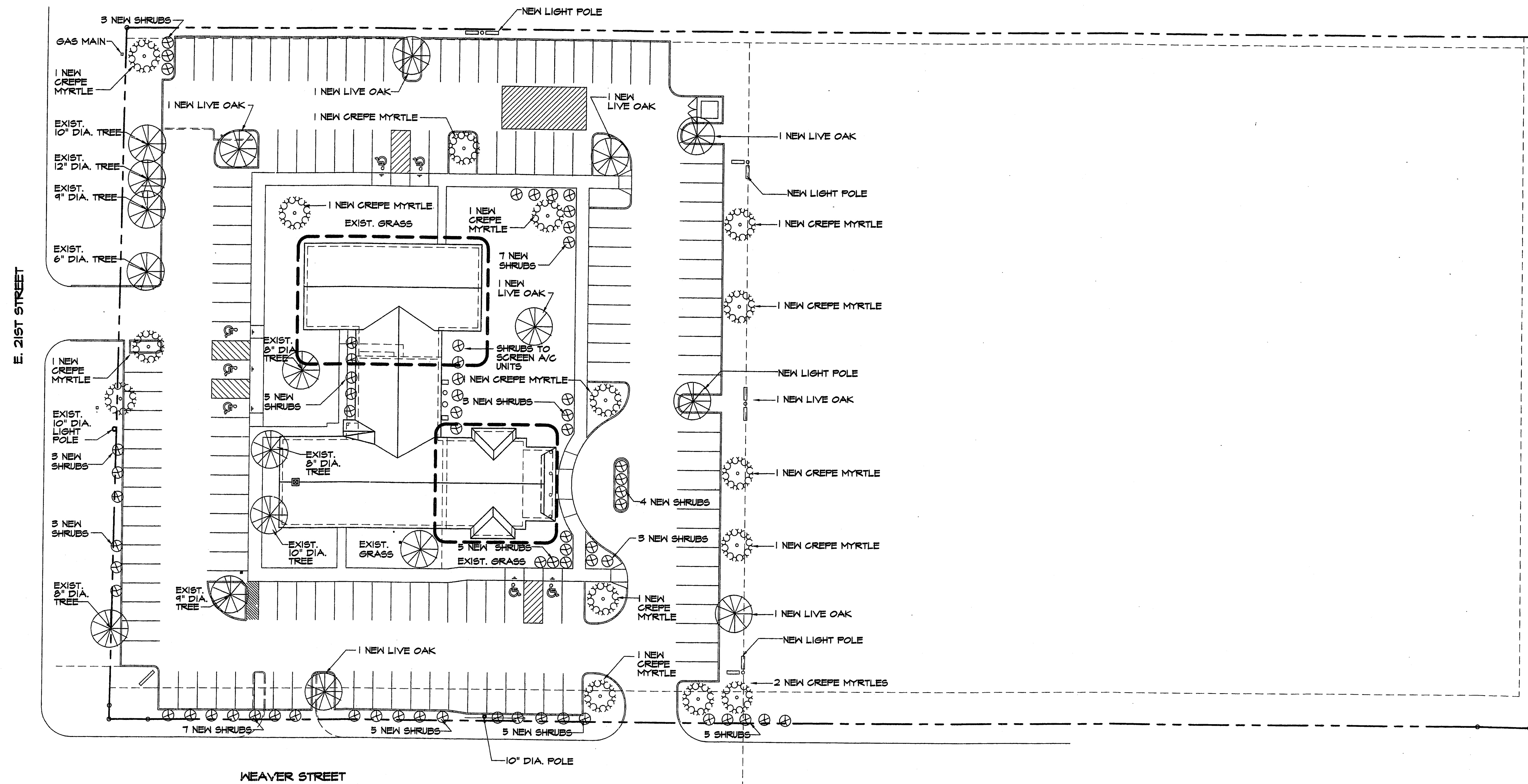
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Natany Public, Brazos County, Texas



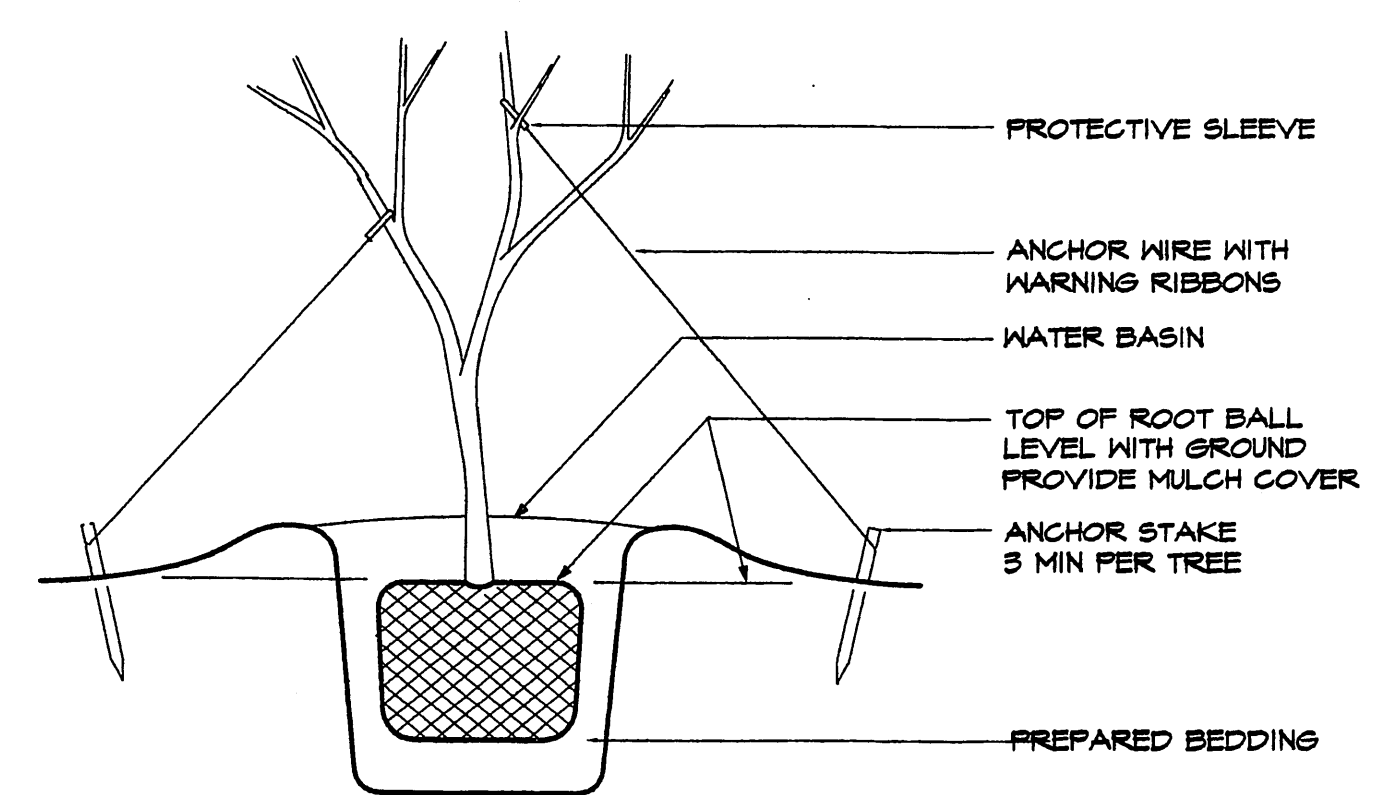




**1 SITE PLAN - LANDSCAPING**  
SCALE: 1" = 30'-0"

**NOTES:**

1. IRRIGATION CONTRACTOR SHALL SUBMIT COMPLETE DRAWINGS TO THE CITY OF BRYAN FOR APPROVAL.
2. ALL UNPAVED GROUND AREAS SHALL BE COVERED W/ SOLID SOD - ST. AUGUSTINE
3. ALL SHRUBS SHALL BE ENCLOSED IN 3'-0" WIDE MULCH AREA WITH METAL EDGING EXCEPT WHEN PLANTED AGAINST BUILDINGS
4. IRRIGATION SYSTEM SHALL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACKFLOW DEVICE, AND INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
5. EXISTING DRAINAGE PATTERS TO BE MAINTAINED.



**BRACING FOR NEW TREES**

**PROJECT ANALYSIS**

TOTAL LAND AREA	5.00 ACRES
TOTAL DEVELOPED AREA	44,000 SF

**LANDSCAPING REQUIREMENTS**

8% OF 44,000	7520 PTS
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**LANDSCAPING PROVIDED**

EXISTING CANOPY TREES	3 X 225 PTS	675 PTS
NEW CANOPY TREES	4 X 200 PTS	1800 PTS
EXIST. NON CANOPY TREES	10 X 100 PTS	1000 PTS
NEW NON CANOPY TREES	16 X 150 PTS	2400 PTS
5 GALLON SHRUBS	61 X 10 PTS	610 PTS
GRASSES/ GROUND COVER	10 PTS/100 S.F. (11,735 TOTAL)	1173 PTS

<b>TOTAL LANDSCAPING POINTS PROVIDED</b>	<b>7658 PTS</b>
--	-----------------

**LANDSCAPING SYMBOLS**

- 2 1/2" CALIFER - 50 GAL CONTAINER
- LIVE OAK - QUERCUS VIRGINIANA
- 2" TREE CREPE MYRTLE - LAURUSTROEMIA INDICA
- 5 GALLON SHRUBS
- BURFORD HOLLY - ILEX CORNUTA BUFORDY

REVISIONS

DATE 03/21/06

DRAWN NWNH

CHECKED NWNH

NATHAN WINCHESTER DESIGNS

807 E. 24TH STREET - BRYAN TX (979) 229-3522

NEW ZION MISSIONARY BAPTIST CHURCH

JOB NO.: NEW ZION CHURCH

NAME: LANDSCAPING PLAN

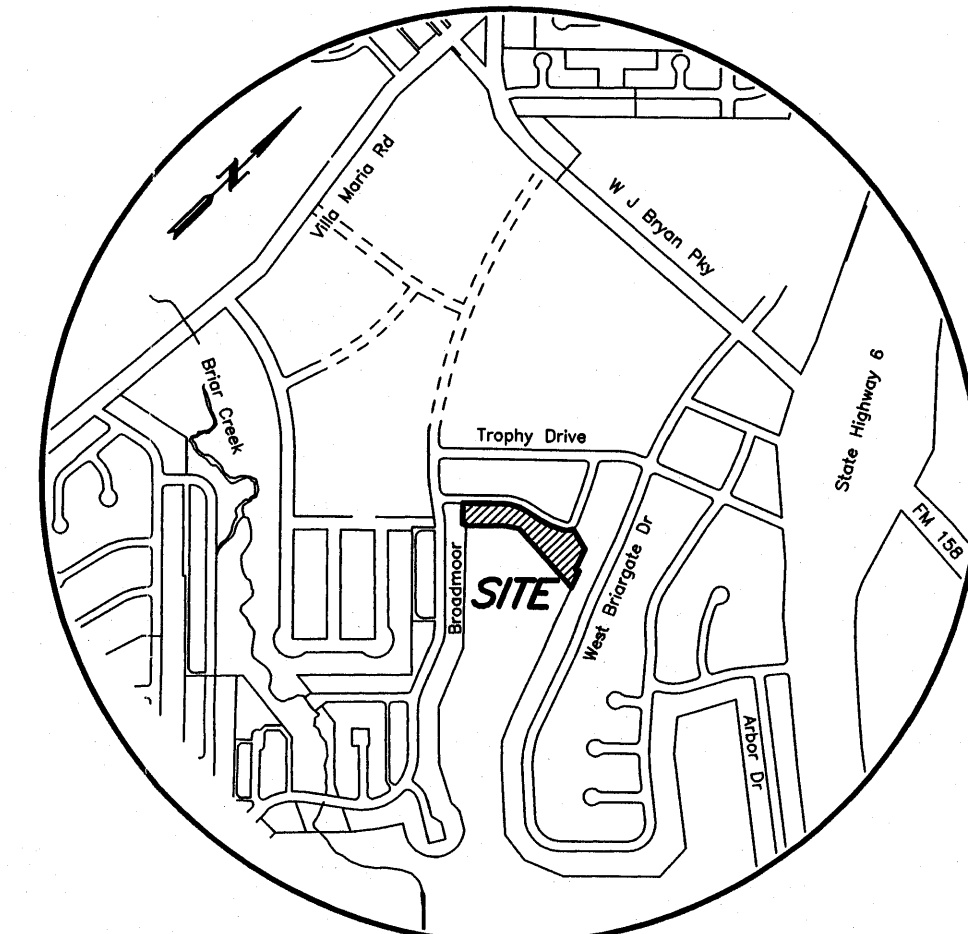
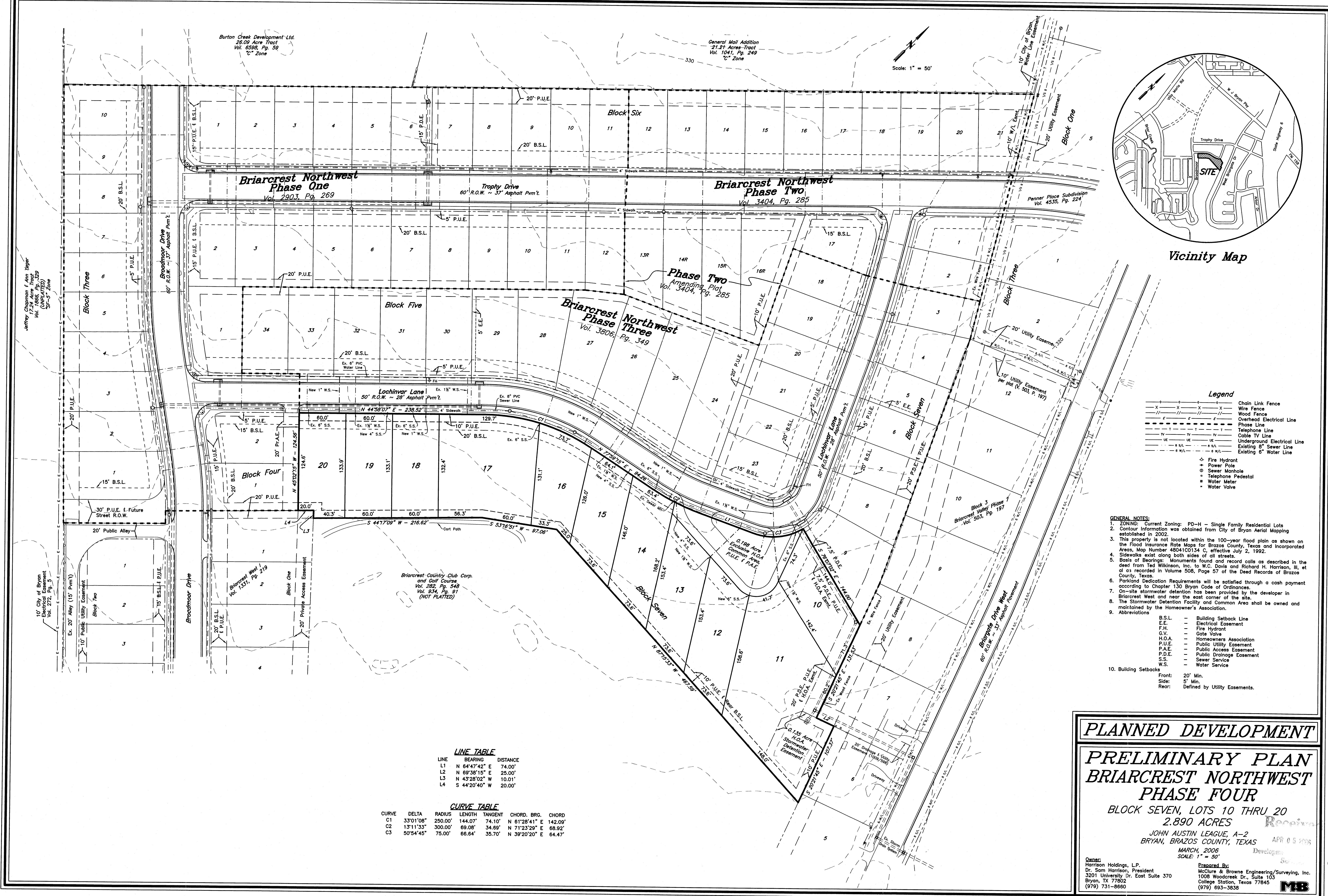
SCALE: 1" = 30'-0"

SHEET

SP3

OF 3





Vicinity Map

- Legend**
- Chain Link Fence
  - Wire Fence
  - Wood Fence
  - Overhead Electrical Line
  - Telephone Line
  - Cable TV Line
  - Underground Electrical Line
  - Existing 8" Sewer Line
  - Existing 6" Water Line
  - Fire Hydrant
  - Power Pole
  - Sewer Manhole
  - Telephone Pedestal
  - Water Meter
  - Water Valve

- GENERAL NOTES:**
1. ZONING: Current Zoning: PD-H - Single Family Residential Lots
  2. Contour information was obtained from City of Bryan Aerial Mapping established in 2002.
  3. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992.
  4. Sidewalks exist along both sides of all streets.
  5. Basis of Bearings: Monuments found and record calls as described in the deed from Ted Wilkinson, Inc. to W.C. Davis and Richard H. Harrison, III, et al as recorded in Volume 508, Page 57 of the Deed Records of Brazos County, Texas.
  6. Parkland Dedication Requirements will be satisfied through a cash payment according to Chapter 130 Bryan Code of Ordinances.
  7. On-site stormwater detention has been provided by the developer in Briarcrest West and near the east corner of the site.
  8. The Stormwater Detention Facility and Common Area shall be owned and maintained by the Homeowner's Association.
  9. Abbreviations:
    - B.S.L. - Building Setback Line
    - E.E. - Electrical Easement
    - F.H. - Fire Hydrant
    - G.V. - Gate Valve
    - H.O.A. - Homeowners Association
    - P.U.E. - Public Utility Easement
    - P.A.E. - Public Access Easement
    - P.D.E. - Public Drainage Easement
    - S.S. - Sewer Service
    - W.S. - Water Service
  10. Building Setbacks:
    - Front: 20' Min.
    - Side: 5' Min.
    - Rear: Defined by Utility Easements.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 64°47'42" E	74.00'
L2	N 69°38'15" E	25.00'
L3	N 43°28'02" W	10.01'
L4	S 44°20'40" W	20.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD
C1	33°01'08"	250.00'	144.07'	74.10'	N 61°28'41" E	142.09'	
C2	13°11'33"	300.00'	69.08'	34.69'	N 71°23'29" E	68.92'	
C3	50°54'45"	75.00'	66.64'	35.70'	N 39°20'20" E	64.47'	

**PLANNED DEVELOPMENT**

**PRELIMINARY PLAN  
BRIARCREST NORTHWEST  
PHASE FOUR**

BLOCK SEVEN, LOTS 10 THRU 20  
2.890 ACRES

JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

MARCH, 2006

SCALE: 1" = 50'

Owner:  
Harrison Holdings, L.P.  
Dr. Sam Harrison, President  
3201 University Dr. East Suite 370  
Bryan, TX 77802  
(979) 731-8860

Prepared By:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638

APR 05 2006

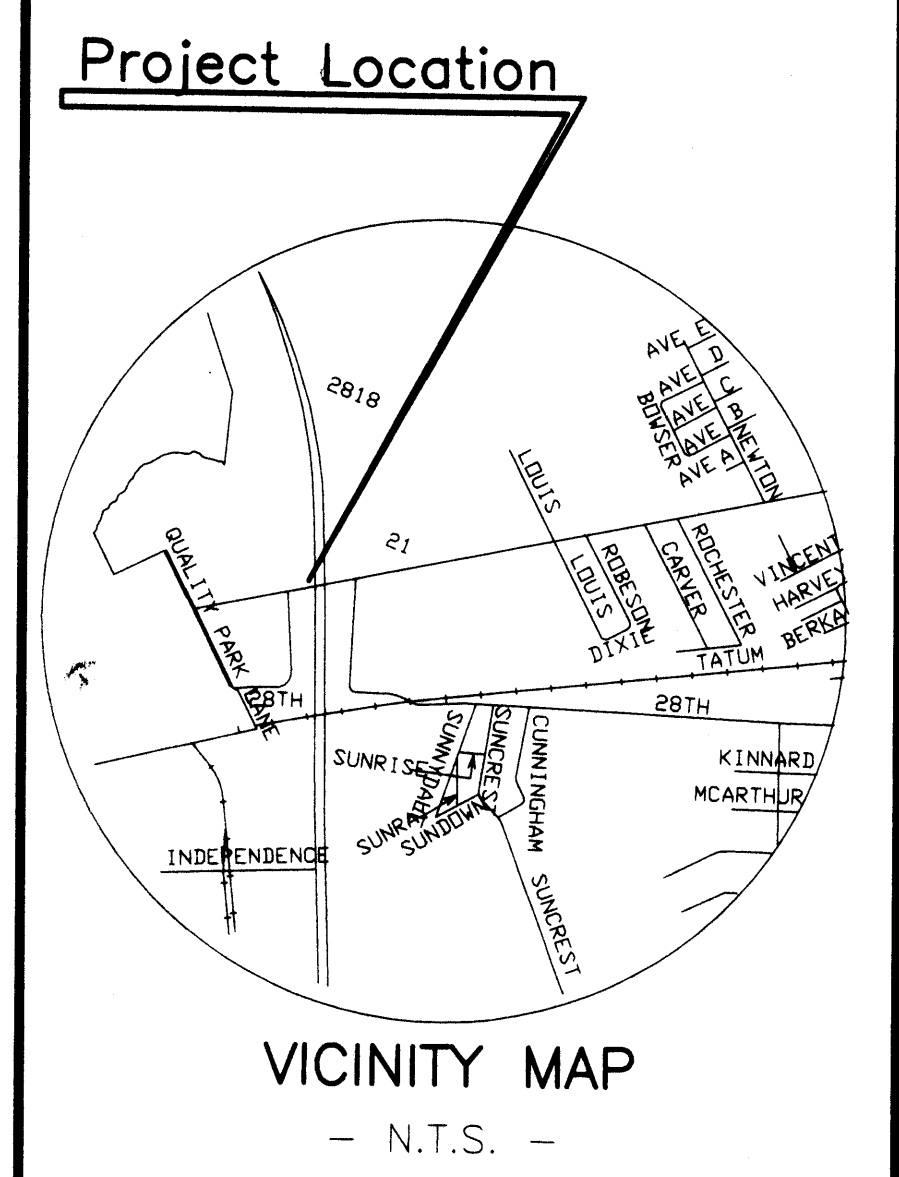
Developed

Surveyed

MB

PP06-05 #2





CERTIFICATE OF SURVEYOR

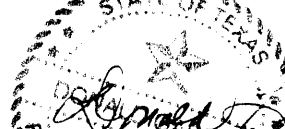
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

*Donald D. Garrett*

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer  
No. 22790, in the State of Texas, hereby certify that  
proper engineering consideration has been given to  
this plat.



Donald D. Garrett, P.E. No. 22790

**REPLAT  
of  
PRATER SUBDIVISION  
LOT 1 BLOCK 1  
8.66 ACRES**

Vol. 2022 Pg. 208  
6.40 Acres  
Vol. 5357 Pg. 197  
2.01 Acres  
Vol. 4888 Pg. 72  
0.25 Acres

STEPHEN F. AUSTIN, NO.9, A-62  
Bryan,  
Brazos County, Texas

SCALE : 1"=60'      MARCH, 2006

OWNER/DEVELOPER:  
Coufal-Prater Equipment  
3110 Highway 21 West  
Bryan, TX 77803-1241  
(979) 822-7684

APR 04 2006

Development & Engineering

GARRETT ENGINEERING  
Consulting Engineering & Land Survey Services  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Telephone: (979) 846 - 2688  
Fax: (979) 846 - 3004

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